

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON MAY 16, 2007
(Approved June 20, 2007)

The Planning Commission held their monthly meeting on Wednesday, May 16, 2007. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, and N. Lance Parson. Kathryn Alexis was not present. Also present, was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

Mr. Woessner moved to approve the May 16, 2007 agenda as presented. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

CITIZENS COMMENTS

1. MINUTES

Mr. Woessner moved to approve the second draft of the minutes of the April 18 2007 monthly meeting as amended. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote. Amendment is in the second paragraph under *Citizen Comments* change 'and' between 'sewers' and 'the Hidden Acres' to 'at'.

2. NEUMAN SUBDIVISION

Mr. Stephen Kalis, counsel for the applicant, and John Diemer of Wilkinson and Associates were present.

There was a review of Neuman Subdivision and Land Development Plan dated March 29, 2007 in accordance with Township Engineer letter dated April 30, 2007, Traffic Engineer letter dated May 2, 2007 and Township Planner letter dated April 19, 2007.

It was noted that driveway relocations will be on the revised plan rendering one of the requested waivers moot.

Mr. Woessner moved to modify waiver recommendation from Section Section 106.7.D of the Driveway Ordinance to allow the proposed driveway to serve the Neuman property (Tax Parcel 18-6-23) to be located on Lot 3 to be located 6' from the property line instead of 4'. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner noted driveway slope issues and the Township Engineer is to verify driveway profile details on Sheet 15.

Mr. Woessner moved to recommend waiver from Section 304.3.C of the Subdivision and Land Development Ordinance based on the aerial photo provided. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Waiver from Section 428 of the Subdivision and Land Development Ordinance has been tabled pending the comprehensive landscape plan.

3. PAINTER TRACT

Mr. Ross Unruh, counsel for the applicant, and Mr. Scott Emerson of Bentley Communities were present.

There was a review of the Painter Tract sketch plan last revised March 29, 2007 in accordance with Carroll Engineering Corporation letter dated April 17, 2007, Traffic Engineer letter dated April 18, 2007 and Township Planner letter dated April 26, 2007.

Mr. Woessner noted parking issues and suggested the applicant address open space issues with the Parks and Recreation Committee.

4. HIDDEN ACRE ESTATES

Mr. Ross Unruh, counsel for the applicant, and Mr. Anthony Hibbeln of Hibbeln Engineering were present.

There was a review of the Hidden Acre Estates final plan dated April 9, 2007 in accordance with Township Engineer letter dated April 30, 2007, Traffic Engineer letter dated May 7, 2007, and Township Planner letter dated May 8, 2007.

There was a discussion regarding open space. The applicant was proposing open space areas that had not been reviewed by the Planning Commission. The applicant is to provide further information if changes are proposed.

5. JOSEPH MCCANN CO., INC.

Mr. Bill Conner of Conner and Smith Engineering, Inc. was present.

There was a review of the Joseph McCann Co., Inc. sketch plan last revised March 29, 2007 in accordance with Township Engineer letter dated April 30, 2007, Traffic Engineer letter dated May 3, 2007, and Township Planner letter dated April 30, 2007.

There was a discussion regarding the number of parking spaces. The revised plans are to reflect the appropriate amount of parking spaces and note on the plans the employee to parking space ratio.

6. WHISPERING WOODS

Mr. Joe Ippolito of Ruggiero Development Group and Mr. Anthony Hibbeln of Hibbeln Engineering were present.

There was a discussion regarding sidewalks, road widening and walking trail.

A plan with a walking trail was present. It was noted that trails and tot lots will be discussed with the Parks and Recreation Committee.

Mr. Ippolito suggested the road be repaved instead of widened. The Township Engineer suggested the issues be discussed with the Board of Supervisors.

7. BEALER SUBDIVISION

Mr. Bill Conner of Conner and Smith Engineering, Inc. was present.

Recommendation of two (2) waivers was addressed.

Mr. Kulp moved to recommend waivers from Section 505 of the Subdivision and Land Development Ordinance to allow financial security agreements to be prepared individually for the improvements on Lot Nos. 1, 2 and 3, and separate from the financial security agreement prepared for the widening of South Keim Street, only if the following conditions are met:

- Lot Nos. 1, 2 and 3 shall each be deed restricted to prohibit any on-lot construction or land development, or the issuance of a building permit, until such time as a financial security agreement has been executed with the Township and associated financial security has been posted for the subject lot.
- The applicant shall execute a financial security agreement and post associated financial security with the Township for the widening of South Keim Street prior to the Board's signing of the approved final plan and prior to recording of same at the Chester County Recorder of Deeds.
- Concurrence is received from the Township Solicitor that preparation of multiple financial security agreements for the same project is acceptable from legal and procedural standpoints.

and:

Section 505.2 of the Subdivision and Land Development Ordinance to allow the individual financial security agreements for Lot Nos. 1, 2 and 3 to be executed at the time of building permit application for each lot, as opposed to prior to the Board's signing and recordation of the approved final plan, only if the following conditions are met:

- Lot Nos. 1, 2 and 3 shall each be deed restricted to prohibit any on-lot construction or land development, or the issuance of a building permit, until such time as a financial security agreement has been executed with the Township and associated financial security has been posted for the subject lot.
- The applicant shall execute a financial security agreement and post associated financial security with the Township for the widening of South Keim Street prior to the Board's signing of the approved final plan and prior to recording of same at the Chester County Recorder of Deeds.
- All construction and improvements identified on the approved final plan shall be completed for each lot within five (5) years of the date that the Board of Supervisors granted final plan approval.

Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

There was a review of the Subdivision and Land Development Project Tracking.

Mr. Woessner moved to recommend denial of the Strutynski sketch plan. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

The next monthly meeting is June 20, 2007 at 7:00 p.m.

ADJOURNMENT

Mr. Kulp moved to adjourn the monthly meeting at 9:45 p.m. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary